088.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,200 /	797,200
					USE VALUE:	797,200 /	797,200
					ASSESSED:	797,200 /	797,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		HAZEL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REGAN KEVIN & DENISE			
Owner 2:				
Owner 3:				
Street 1:	1 HAZEL TERR			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	REGAN KEVIN -
Owner 2:	-
Street 1:	1 HAZEL TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Wood Shingle Exterior and 2050 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9480.000	304,100		493,100	797,200
Total Card	0.218	304,100		493,100	797,200
Total Parcel	0.218	304,100		493,100	797,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.88 | /Parcel: 388.88

Legal Description

User Acct
55932

GIS Ref

GIS Ref

Insp Date
10/05/18

Entered Lot Size
Total Land:
Land Unit Type:

!7171!

PREVIOUS ASSESSMENT

Parcel ID 088.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,100	0	9,480.	493,100	797,200		Year end	12/23/2021
2021	101	FV	295,500	0	9,480.	493,100	788,600		Year End Roll	12/10/2020
2020	101	FV	295,500	0	9,480.	493,100	788,600	788,600	Year End Roll	12/18/2019
2019	101	FV	220,100	0	9,480.	500,100	720,200	720,200	Year End Roll	1/3/2019
2018	101	FV	218,500	0	9,480.	373,300	591,800	591,800	Year End Roll	12/20/2017
2017	101	FV	218,500	0	9,480.	338,100	556,600	556,600	Year End Roll	1/3/2017
2016	101	FV	218,500	0	9,480.	324,000	542,500	542,500	Year End	1/4/2016
2015	101	FV	209,700	0	9,480.	274,700	484,400	484,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:08:48

LAST REV

Date	Time
11/17/21	10:24:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REGAN KEVIN	48895-518		1/25/2007	Family	99	No	No		
NORBERG MARY RE	32185-94		12/28/2000	Family		No	No		
	12545-265		1/1/1982			No	No		N

USER DEFINED

Prior Id # 1:	55932
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2016	985	Redo Kit	12,000		7/15/2016			Remodel kitchen an

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
3/29/2009	Meas/Inspect	189	PATRIOT
1/27/2000	Meas/Inspect	197	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	5									493,081						493,100	

Total AC/HA:	0.21763	Total SF/SM:	9480	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	493,081	Spl Credit		Total:	493,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16219509
Const Adj.:	0.98490000
Adj $ / SQ:	160.250
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413180
Depreciation:	109080
Depreciated Total:	304101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

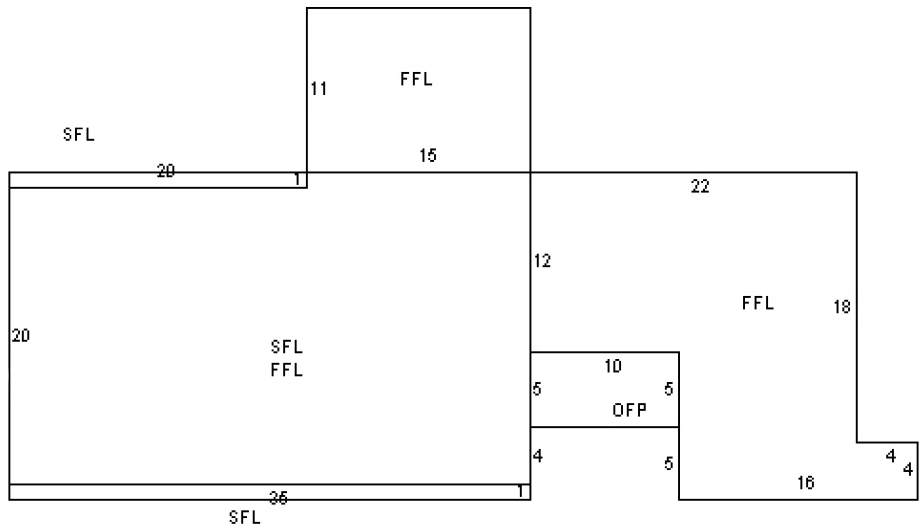
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.25
Special Features:	0	Val/Su Net:	144.81
Final Total:	304100	Val/Su SzAd	148.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,280	160.250	205,121
SFL	Second Floor	770	160.250	123,393
OFP	Open Porch	50	43.340	2,167

Net Sketched Area:	2,100			Total:	330,681
Size Ad	2050	Gross Area	2100	FinArea	2050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: